

**PREPARED BY AND RETURN TO:**

**Select Title & Escrow, LLC**  
**Almon M. Ellis, Jr., Staff Attorney**  
**7145 Swinnea Road Suite 2**  
**Southaven, MS 38671**  
**(662) 349-3930**  
**File # 08-1153**

Indexing Instructions: Lot 2418, Sec L, Southaven West S/D  
Southaven, DeSoto County, Mississippi

## **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kay Lynn Gregory, a single person, who acquired title as Kay G. Duggar, and Dennis L. Duggar, a single person** do hereby sell, convey and warrant unto **Debra J. Coggin, a single person and Andrew I. Coggin, a single person, as joint tenants with full right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

**Lot 2418, Section L, SOUTHAVEN WEST SUBDIVISION, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 4, Page 51, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel # 1088-2704.0-02418.00**

**Property Address: 2212 Holbrook Cove, Southaven, MS 38671**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 2nd day of September, 2008.

Kay Lynn Gregory (SEAL)  
Kay Lynn Gregory

Dennis L. Duggar (SEAL)  
Dennis L. Duggar

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Kay Lynn Gregory, a single person, and Dennis L. Duggar, a single person** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 2nd day of September, 2008.



(SEAL)

My Commission Expires:

[Signature]  
Notary Public

GRANTORS:

Kay Lynn Gregory

6900 Neshoba

German town TN 38138

HOME: 901 786-2072

WORK: N/A

GRANTEES

Debra J. Coggin and Andrew I. Coggin

2012 Holbrook Cove  
SOUTHAVEN, MS 38671

HOME: 662-796-0918

WORK: 662-342-4180

WORK: 662-349-7708

Dennis L. Duggar

920 Fairground Road Spur  
New Albany, MS 38652

HOME: 662-534-6082

WORK: N/A